



# MAYOR AND COUNCIL AGENDA

NO. 9 DEPT.: Community Planning and Development Services / Legal DATE PREPARED: 4/25/05  
STAFF CONTACT: Deane Mellander FOR MEETING OF: 5/9/05

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**SUBJECT:** Introduction of ordinance to amend the zoning map by adding 16.96 acres, more or less, known as Twinbrook Metro Station site of the Washington Metropolitan Area Transit Authority (WMATA), owner, including 6,336 square feet of property known as Part of Lots 13 and 14, Block B, Spring Lake Park Subdivision, and a portion of Ardennes Avenue right-of-way, Montgomery County, Maryland, owners, and placing said property in the RPC (Rockville Pike Commercial) Zone and in the Metro Performance District.

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**RECOMMENDATION:** Introduce ordinance.

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**DISCUSSION:** Twinbrook Commons L.L.C. and WMATA have entered into a joint development agreement to develop the 26-acre WMATA owned property at the Twinbrook Metro Station. The applicant is proposing a mixed-use residential, office, and retail transit oriented development. Currently, 16.95 acres of the project are in Montgomery County. The portion of the proposed development within the City on the west side of the tracks is 8.36 acres. There is also a 1.77-acre parcel within the City of Rockville on the east side of the tracks that is commonly referred to as the Suburban Propane site. The portion of the project in Montgomery County is being annexed into the City. This ordinance will place that annexed property in the RPC Zone and the Metro Performance District.

Utilizing the Sectional Map Amendment procedure, the City will obtain the ability to rezone the Suburban Propane site, from I-2 to RPC along with the property that is the subject of annexation. In addition a portion of Ardennes Avenue is being annexed (approximately .77 acres), for a total project area of 27.08 acres. It is the goal of the City and the applicant to obtain consistent zoning across the entire project area.

Other information regarding the Twinbrook Commons development can be obtained in associated cases that include the Map Amendment (MAP2004-00090), the Preliminary Development Plan (PDP2004-00009), and the Text Amendment case (TXT2004-00213). The PDP and the zoning text amendment were approved by the Mayor and Council on April 4, 2005.

**Boards and Commissions Review:** The Planning Commission reviewed this item at its meeting on December 15, 2004, and recommended approval. Its recommendation is shown at Attachment 2.

**Next Steps:** This ordinance will be adopted at a future meeting, immediately prior to the adoption of the Sectional Map Amendment Application.

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**PREPARED BY:**

Deane E. Mellander  
Deane Mellander, Acting Chief of Planning

5/4/05  
Date

**APPROVE:**

Arthur D. Chambers  
Arthur D. Chambers, AICP, Director

5/4/05  
Date

**APPROVE:**

Scott Ullery  
Scott Ullery, City Manager

05/04/05  
Date

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**LIST OF ATTACHMENTS:**

1. Ordinance.
  2. Planning Commission recommendation.
  3. Location map.
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Ordinance No. \_\_\_\_\_

**ORDINANCE:**

To amend the Zoning Map by adding 16.96 acres of land, more or less, owned by the Washington Metropolitan Area Transit Authority and Montgomery County, Maryland, and placing said property in the RPC, Rockville Pike Commercial, Zone and the Metro Performance District

WHEREAS, the Mayor and Council of Rockville, Maryland, on May 9, 2005, in accordance with the provisions of Section 19, Article 23A of the Annotated Code of Maryland, 1957 Edition, as amended, adopted a Resolution enlarging and extending the boundaries of the City of Rockville so as to include a parcel of land owned by The Washington Metropolitan Area Transit Authority and Montgomery County, Maryland, containing 16.96 acres of land, more or less, which parcel is located adjacent to and part of the Twinbrook Metro Station, and generally bounded by Ardennes Avenue to the north, Twinbrook Parkway to the East, WMATA and CSX tracks to the West and Parklawn Drive to the South, Rockville, Maryland (“Annexed Property”); and

WHEREAS, said Resolution is to become fully effective 45 days after adoption; and

WHEREAS, the City of Rockville Planning Commission, pursuant to Section 3.06 of Article 66B of the Annotated Code of Maryland, 1957 Edition, as amended, and Chapter 25, Section 25-99 of the Zoning and Planning Ordinance of the City of Rockville, Maryland, has recommended to the Mayor and Council the boundaries of the zoning district for said area to be annexed; and

WHEREAS, the Mayor and Council of Rockville gave notice that a public hearing on the adoption of the zoning map for said area would be held by the Mayor and Council of Rockville in the Council Chamber, Rockville City Hall on January 10, 2005, at 7:00 p.m., or as soon

thereafter as it may be held, at which parties in interest and citizens would have the opportunity to be heard, which notice was published once each week for two successive weeks in a newspaper of general circulation in the City of Rockville, with the first such publication appearing at least fourteen days prior to the hearing; and

WHEREAS, on the 10<sup>th</sup> day of January, 2005, the said hearing was held at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council of Rockville, having fully considered the matter, has decided on proper boundaries and zoning districts in said annexed area so as to promote the health, security and general welfare of the community of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

SECTION 1. That the map entitled "Zoning Map of the City of Rockville, Maryland dated January 1, 1975, as amended by Comprehensive Map Amendment as of August 4, 2003" together with all amendments thereto, said map as amended constituting the official Zoning Map of the City of Rockville, be and the same is hereby amended so as to incorporate as a part thereof the map dated December 15, 2004, entitled "Proposed Zoning Map - ANX2004-00136," which map places said annexed property in the RPC, Rockville Pike Commercial, Zone, and in the Metro Performance District, the annexation resolution for which property was adopted on May 9, 2005, said map, sections or portions thereof, together with all notations, dimensions, designations, references and other data shown thereon are hereby adopted and made a part of the

Ordinance No. \_\_\_\_

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City of Rockville's Zoning Ordinance to the same extent as if the information set forth on said map were fully described and incorporated herein.

SECTION 2. That the effective date of this ordinance shall be the date on which the annexation of the 16.96 acres of land, more or less, as described in the resolution of annexation, to the City of Rockville, becomes finally effective.

\* \* \* \* \*

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of

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\_\_\_\_\_  
Claire F. Funkhouser, CMC, City Clerk




City of Rockville

## MEMORANDUM

December 16, 2004

TO: Mayor and Council

FROM: Planning Commission

VIA: Scott E. Parker, AICP, Planner III 

SUBJECT: Planning Commission Recommendation Regarding Twinbrook Commons  
Applications: Annexation petition ANX2004-00136; Sectional Map Amendment  
MAP2004-00090; Text Amendment TXT2004-00213; Preliminary Development  
Plan PDP2004-00009

On December 15, 2004, the Planning Commission, at a regularly scheduled and advertised meeting, reviewed and provided recommendations to the Mayor and Council on the items referenced above, as provided in the Ordinance. The Planning Commission considered all of the applications referenced above together, and provided one comprehensive recommendation.

Concerning the first item referenced above, application ANX2004-00136, the Planning Commission conducted a public hearing regarding the annexation of 16.95-acres of property associated with the Twinbrook Commons development. These 16.95 acres are currently under the jurisdiction of Montgomery County. This public hearing item was conducted first, and five members of the public spoke to the application. The response was generally favorable.

The following items, which were considered together, were as follows:

MAP2004-00090--A sectional Map amendment to change the zoning of the 16.95-acres of land to be annexed; to change the zoning of the 1.77-acre Suburban Propane property from I-2 to RPC; and to reaffirm existing RPC zoning on portions of the property adjacent to Chapman Avenue.

TXT2004-00213--Text Amendment to amend Article 14, creating a new Section 25-710-28, creating an optional method of development for proposals near the Twinbrook Metro station.

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December 16, 2004

PDP2004-00009- Preliminary Development Plan (PDP) for the development of the Metro site.

The Planning Commission voted 6-0 to recommend approval of all the applications of the proposal. Specific comments from the individual commissioners are noted below.

Commissioner Johnson started the deliberations, stating that the concept is terrific, and is looking forward to the use permits to look at the proposal's details.

Commissioner Holz echoed Mr. Johnson's comments, adding that he commended the applicant for its outreach efforts to the community. He also stated that everyone is worried about traffic, but that Smart Growth starts at the Metro.

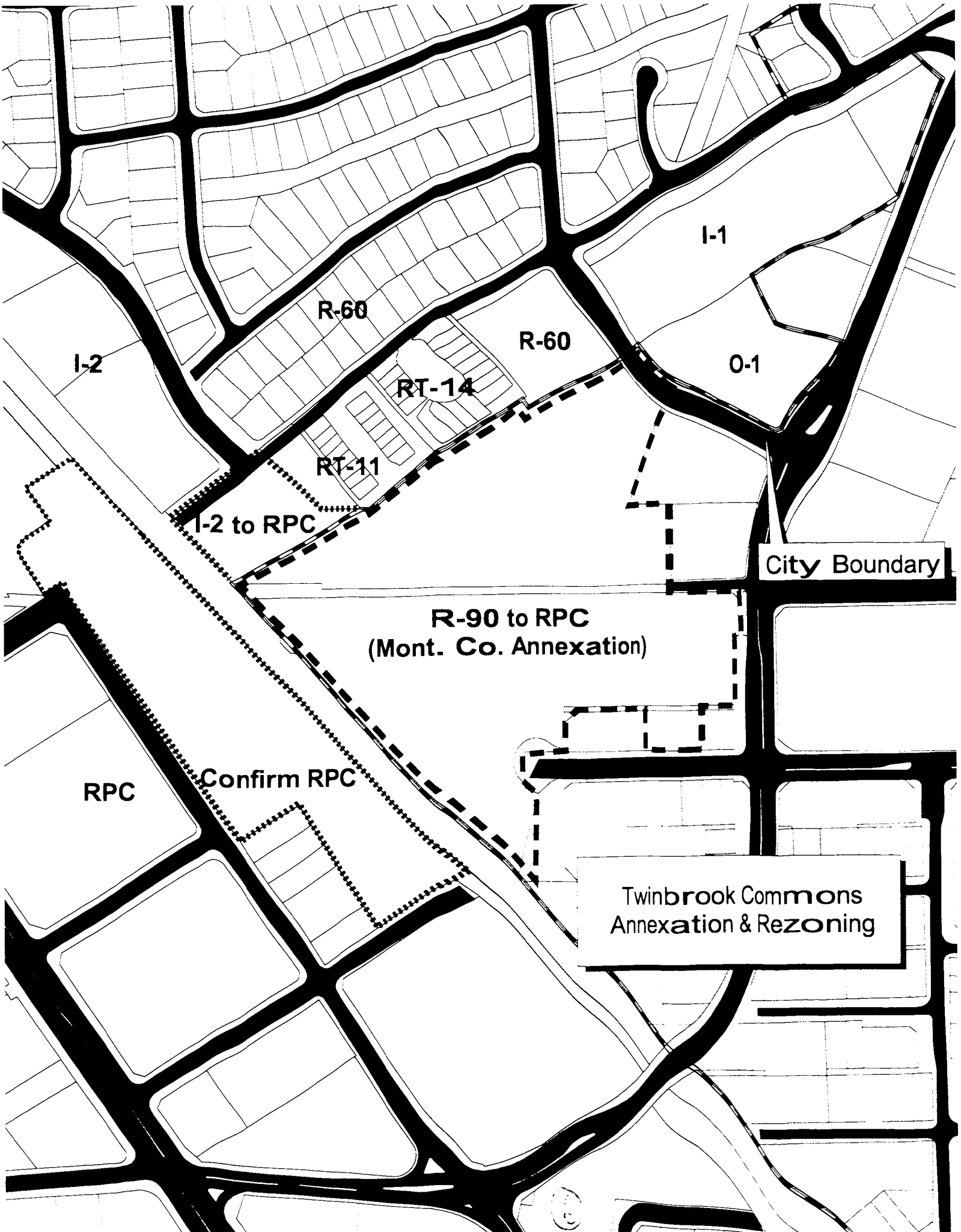
Commissioner Mullican stated that she has always supported this project, and has been impressed with the support and reasonableness of the Twinbrook Citizens Association (TCA). She stated that traffic was going to increase no matter what, and that this was a good development.

Commissioner Ostell stated that she supported the proposals. She further stated that the Montrose (and perhaps other) neighborhoods should have more input. Although expressing some concern over the project, she did compliment the applicant on their design and environmentally sensitive features.

Commissioner Britton also complimented the applicant on its outreach efforts and stated that the field visit was very helpful. He further stated that cut-through traffic should be addressed.

Chairman Hilton commented last, stating that the proposal contained a lot of positives. He also stated that an awful lot of residential units are coming online, and that at some point the City will need to address the issue of adequacy of fire protection through any APFO discussions.

/sep



R-60

R-60

I-1

0-1

I-2

RT-14

RT-11

I-2 to RPC

City Boundary

R-90 to RPC  
(Mont. Co. Annexation)

RPC

Confirm RPC

Twinbrook Commons  
Annexation & Rezoning